



11 Hallfield Close,  
Wingerworth, S42 6RP

GUIDE PRICE

£299,950

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WILKINS VARDY

## GUIDE PRICE

# £299,950

\*\*\* GUIDE PRICE: £299,950 - £310,000 \*\*\*

SECLUDED END OF CUL-DE-SAC POSITION - IMMACULATELY PRESENTED - DETACHED GARAGE - GENEROUS PLOT

Tucked away off the end of Hallfield Close down a privately owned driveway is this immaculately presented two double bedroomed detached bungalow. The property boasts an entrance porch and hallway, a master bedroom with fitted wardrobes, a contemporary re-fitted bathroom with corner bath and a well equipped breakfast kitchen. The property also includes a fantastic triple aspect lounge/diner, with plenty of space for relaxing and dining and a detached brick built garage set within generous grounds.

Just a stone's throw away from Longedge Lane and the nearby amenities in Wingerworth Village, the property is also well placed for accessing the nearby A61 with fantastic transport links towards Alfreton and Chesterfield.

- GUIDE PRICE: £299,950 - £310,000
- Immaculate Detached Bungalow on Generous Plot tucked away the the head of this popular Cul-de-Sac
- Generous Triple Aspect Lounge/Dining Room
- Fitted Kitchen with Integrated Oven and Hob
- Two Good Sized Double Bedrooms, the Master having Fitted Wardrobes
- Re-Fitted Contemporary Fully Tiled Bathroom with Corner Bath
- Detached Brick Built Single Garage & Ample Off Street Parking
- Attractive Mature Landscaped Rear Garden
- Popular & Convenient Location
- EPC Rating: D

### General

Gas central heating (Combi Boiler)  
uPVC sealed unit double glazed windows and composite doors  
Security alarm system  
Gross internal floor area - 72.3 sq.m./778 sq.ft.  
Council Tax Band - C  
Tenure - Freehold  
Secondary School Catchment Area - Tupton Hall School

A composite front entrance door opens into an ...

### Entrance Porch

With an internal door opening into a ...

### 'L' Shaped Entrance Hall

Having a built-in storage cupboard.

### Open Plan 'L' Shaped Lounge/Dining Room

22'9 x 14'3 (6.93m x 4.34m)

A generous triple aspect reception room having a modern wall mounted electric log effect fireplace suite.

### Kitchen

10'8 x 9'8 (3.25m x 2.95m)

Being part tiled and fitted with a range of white wall, drawer and base units with complementary work surfaces over.

Inset 1½ bowl single drainer stainless steel sink with mixer tap.

Integrated appliances to include an electric oven and 4-ring gas hob with concealed extractor over.

Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer.

A door gives access to a built-in storage cupboard.

LVT flooring.

A composite door gives access onto the rear garden.

### Bedroom One

12'10 x 8'9 (3.91m x 2.67m)

A good sized front facing double bedroom having a range of fitted wardrobes with sliding mirror doors.

### Bedroom Two

13'8 x 8'5 (4.17m x 2.57m)

A good sized rear facing double bedroom.

### Bathroom

Being fully tiled and fitted with a white 3-piece suite comprising a panelled corner bath with flexible shower attachment, wash hand basin with storage below, and a low flush WC.

Tiled floor and downlighting.

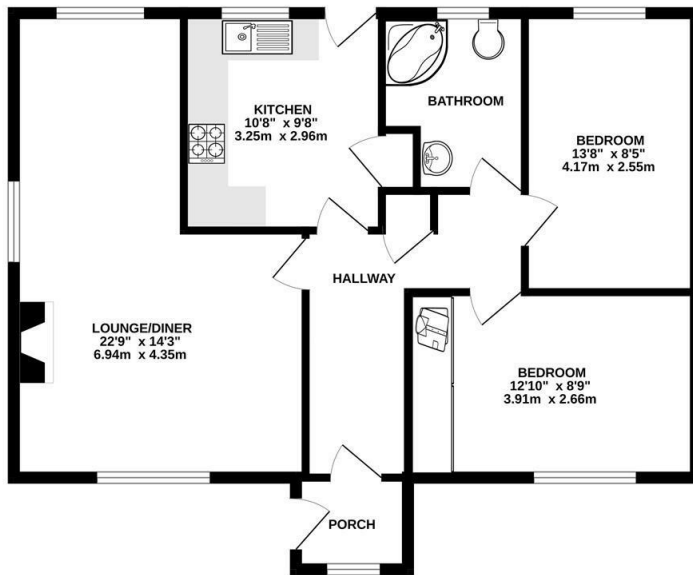
### Outside

A substantial tarmac frontage provides ample off street parking for several vehicles, leading to a detached single brick built garage.

A gate to the side of the property gives access to the rear of the property where there is an enclosed lawned garden with beds and borders of plants, shrubs and trees, together with a paved patio. There is also a garden shed.



GROUND FLOOR  
778 sq.ft. (72.3 sq.m.) approx.



TOTAL FLOOR AREA - 778 sq.ft. (72.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with HomePlan 12024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



**VIEWINGS**

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, electric fire, kitchen appliances, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

**SCHOOL CATCHMENT AREAS**

Whilst the property is understood to be in the Tupton Hall School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

**Validation Of Offers**

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



**CHESTERFIELD** | 23 Glumangate, Chesterfield S40 1TX | **01246 270 123**

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